

Plans, Master Plans and Amendments

Report to the Board – July 11th, 2012 through Sept. 12th, 2012

Municipality	Morris Township
Document	Amendment to the Land Use Element of the Township of Morris Master Plan – RE: The Van Beuren Road Area. Additional Master Plan Map Amendments.
Public Hearing	August 20, 2012
Summary	The Township will amend the planned use of a 37-acre area residentially zoned property, changing its zoned category from RA-35 to RA-87, increasing the minimum required lot size from 35,000 s.f. to 87,120 s.f. Several Master Plan Map updates will also be subject to adoption at the public hearing.

- Morris Township is amending the Land use plan Element of the Master Plan such that an approximately 37-acre portion of the current RA-35 zone in the vicinity of Van Beuren Road near the Harding Township border be changed to a new RA-87 district category. The new designation calls for a minimum lot size of 87,120 square feet (2 acres).
- As pertains to the area in question, the Plan amendment finds that the unique character of the subject property would be diminished if future development and subdivision practices are allowed to depart from the area's historic development pattern. This change is designed to better reflect and preserve the existing character of the area.
- According to the Land Use Plan Amendment, "the 2 acre lot threshold would accomplish the desired planning objective by significantly limiting the subdivision potential within the affected area." In its decision making process, the Board considered planning reports submitted by neighboring property owners, recent development approvals in the area, adjacent zoning, development patterns in adjacent Harding Township, and the existing characteristics of the properties in question in relation to the larger RA-35 zone district.



- Several new Master Plan Maps are also subject to adoption at the public hearing. These address steep slopes, wetlands, flood zones, historic preservation, housing, circulation, open space, community facilities and farmland. The Morris County Department of Planning and Development, GIS Division prepared all maps.